

## DRAFT

### PLANNED UNIT DEVELOPMENTS (PUD)

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#### Sections:

- XX.XX.010 Purpose.**
- XX.XX.020 Zoning Districts Where Permitted**
- XX.XX.030 PUD Design Criteria**
- XX.XX.040 PUD Development Standards**
- XX.XX.050 Permitted Uses.**
- XX.XX.060 Native Vegetation Areas.**
- XX.XX.070 Clustering.**
- XX.XX.080 Circulation, Access and Parking.**
- XX.XX.090 Alternative Surfacing Methods.**
- XX.XX.100 Site Assessment.**
- XX.XX.110 PUD Submittal Requirements**
- XX.XX.120 Modifications to the Plan.**

#### **XX.XX.010 Purpose.**

The purpose of this chapter is to promote creativity in site design and protection and enhancement of natural and community features. A planned unit development (PUD) provides a process whereby the **{Insert City, County, or Town here}** may permit developments with a variety of land uses, community design features, and lot patterns while allowing integration of project features with the characteristics of the specific development site in a manner consistent with public health, safety, and welfare. A PUD allows deviations from typical lot sizing and building arrangement standards in order to achieve innovative site development that conserves open space, protects environmentally sensitive areas, and uses low impact development (LID) techniques.

#### **XX.XX.020 Zoning Districts Where Permitted**

**{Each jurisdiction should tailor this section to local conditions or delete altogether}**

#### **XX.XX.030 PUD Design Criteria**

All development proposed under this chapter shall conform to the following design criteria:

##### **A. General Standards**

1. The PUD shall be consistent with the goals and policies of the adopted Comprehensive Plan.
2. The PUD shall not result in a greater burden on public services and utilities than would result from traditional development at the same location; the proposed PUD shall be served by adequate public and private facilities, including streets, police and fire protection, and utilities.
3. The perimeter of the PUD shall be compatible with immediately adjacent land uses, specifically with regard to building size, scale, massing, and architectural design of proposed structures.

4. Streets and sidewalks, existing and proposed, shall be suitable and adequate to accommodate anticipated traffic within and in the vicinity of the proposed project.

#### B. Open Space and Recreation

1. For the purposes of this chapter, “open space” shall be defined as land that is not used for buildings, dedicated public right-of-way, traffic circulation and roads, parking, or outdoor storage. Open space includes, but is not limited to, privately owned woodlands, open fields, streams, wetlands, bioretention facilities, gardens, courtyards, and lawns.
2. Residential PUDs shall devote a minimum of 30% of the gross site area to the provision of common open space. For PUDs containing a mix of uses, at least 30% of the area dedicated to residential use shall be reserved for open space. At least 50% of the required open space shall be in native vegetation. This requirement shall be waived if critical areas and critical area buffers comprise at least 40% of the total site area.
3. A residential density bonus of \_\_\_\_% may be approved for the PUD if a minimum of 10% of the common open space is dedicated for active recreational uses, including, but not limited to walking and jogging trails, playgrounds, and ball fields. Active recreational uses may not be constructed within critical areas or their associated buffers.
4. Open space outside of designated and protected critical areas within a PUD shall be available for common usage by all residents and tenants of residential PUDs and by the general public for commercial, industrial, and mixed-use PUDs.

#### C. Native Vegetation

1. PUDs shall preserve native vegetation to the greatest extent possible, and a minimum 25% of the gross site shall be maintained as vegetated with native plant species.
2. A residential density bonus of \_\_\_\_% may be approved for the PUD if at least 50% of the site area is dedicated as a native vegetation area. For the purposes of this chapter, native vegetation areas shall consist of areas reserved for preservation of existing native vegetation of disturbed areas designated for replanting with native species. While lands below the ordinary high water mark may not be counted toward the overall acreage of a native vegetation area, critical areas and their associated buffers may be included. Standards for maintenance and replanting of native vegetation area are included in XX.XX.060.
3. A permanent protective mechanism shall be established, and any restrictions on future use of the land shall be recorded on the face of the final plat if the PUD proposes to create a native vegetation area. Native vegetation areas may be established using one of the following methods:
  - i. Placement in a separate, protected non-buildable tract owned in common by all lots within the subdivision;
  - ii. Coverage by a protective easement; or
  - iii. Dedication to a public or private land conservation trust.

#### **XX.XX.040 PUD Development Standards**

- A. Generally, new PUDs shall be governed by the development standards of the underlying zoning district, with the following exceptions:
1. Lot Size: The design objective of the PUD is to minimize the area of site disturbance. The **{Insert City, County, or Town here}** may approve a reduction in the minimum lot size of the underlying zoning to achieve this goal.
  2. Lot Width: The design objective of the PUD is to minimize street lengths and total impervious surface. The **{Insert City, County, or Town here}** may approve a reduction in the minimum lot street frontage to achieve this goal.
  3. Maximum Residential Density: The **{Insert City, County, or Town here}** may approve an increase in residential density beyond the maximum allowed by the underlying zone in order to promote lot clustering and preservation of open space. If the proposed design meets the requirements of this chapter, the **{Insert City, County, or Town here}** may approve density increases up to \_\_\_\_% beyond that allowed by the underlying zone.

#### **XX.XX.050 Allowed Uses.**

Allowed uses in a PUD shall include permitted, accessory, and conditional uses allowed in and subject to the conditions of the underlying zoning district(s).

#### **XX.XX.060 Native Vegetation Areas.**

- A. If a PUD proposes to create a native vegetation area, it shall be forested or reforested as follows:
1. Native vegetation areas shall be planted with vegetation that is indigenous to the Pacific Northwest and/or suitable to the Pacific Northwest climate. Appropriate native and near native plantings can be found in *Plants of the Pacific Northwest Coast: Washington, Oregon, British Columbia, and Alaska*, Jim Pojar and Andy MacKinnon (June 1994).
  2. Replanted trees shall be a mixture of coniferous and deciduous species, and each group shall account for at least 25 percent of the total number of replanted trees. Replacement deciduous and broad-leaf evergreen trees shall have a minimum 2-inch caliper at planting. Replacement coniferous trees shall have a minimum height of 6 feet at planting.
- B. Existing native vegetation, including forest litter and understory growth, shall be preserved to the greatest extent possible to reduce surface water flow velocities. Dispersion or diversion of stormwater into critical areas is prohibited per Chapter 5, Volume 5 of the Washington State Department of Ecology *Stormwater Manual for Western Washington* (February 2005 or as amended).
- C. Development within native vegetation areas shall be limited to stormwater dispersion facilities, pervious pedestrian trails, approved surface water restoration projects, and low-intensity, passive recreational uses. Development shall be consistent with critical areas requirements and restrictions in [insert local code citation here].
- D. Any soils disturbed through the site development process that are to be counted toward the native vegetation requirements shall be amended in accordance with the "Guidelines for

Implementing Soil Quality and Depth” (BMP T5.13 in the *Stormwater Management Manual for Western Washington* - 2005 or as amended).

**XX.XX.070 Clustering.**

- A. To preserve open space, reduce total impervious area, and reduce potential impacts on critical areas and their associated buffers, residential lots shall be clustered within the designated development area of the site.
- B. The arrangement of clustered building lots shall be designed to avoid traditional linear development forms that make inefficient use of developable land.
- C. The minimum residential lot size for the zoning district underlying the PUD may be reduced by up to \_\_\_\_\_%, provided that the proposed development plan clusters buildings and other development to avoid critical areas and provide open space for recreational uses consistent with XX.XX.030.B.

**XX.XX.080 Circulation, Access and Parking.**

Generally, circulation, access, and parking provisions shall be appropriate to the scale of the project and consistent with the **{Insert City, County, or Town here}**’s adopted standards. Deviations from adopted standards may be approved under the following conditions:

- A. Parking size and screening. A density bonus of \_\_\_\_\_% may be approved if off-street parking is grouped in clusters of 16 stalls or fewer. Parking areas must be separated from each other and screened by landscaped areas consistent with [insert local landscaping code citation].
- B. Public street width. Public streets classified by the **{Insert City, County, or Town here}** as local access streets with an anticipated ADT of less than 500 trips may have their minimum travel width reduced to 20 feet in order to minimize site disturbance and total impervious surface.
- C. Private street width. Private local access streets may be reduced to 16 feet, provided that a 2-foot shoulder of pervious material capable of supporting a fire apparatus is provided on either side of the roadway.

**XX.XX.090 Alternative Surfacing Methods.**

Standard surfacing methods shall be varied as follows:

- A. Pervious asphalt and/or concrete shall be required on internal project roads and sidewalks except where technically infeasible.
- B. Pervious, all-weather surfacing shall be required for driveways except where technically infeasible.

**XX.XX.100 Site Assessment.**

Site assessment for proposed PUDs shall be conducted consistent with the requirements in **{Reference external site assessment chapter here}**.

**XX.XX.110 PUD Submittal Requirements**

- A. Textual Information Required. The applicant shall respond to each of the items below at the time of submittal. Responses that contain estimates or approximations shall be identified as such.

1. Title Report (issued no more than 30 days prior to formal application) for all land located within the boundaries of the proposed PUD. The title report shall show all persons having an ownership interest in the property included in the PUD and a legal description that describes the exterior boundary of the project and lists all encumbrances affecting land within the site.
  2. A statement that confirms the ownership or control of the land within the boundaries of the proposed LID project and the nature of the applicant's interest in the same and the owners. If the development area has multiple owners, then all owners of record shall consent in writing to the LID project review process.
  3. Description of the proposed PUD project including:
    - i. Total gross area of the site;
    - ii. Total project area (total gross site area minus total area reserved for critical areas or native vegetation);
    - iii. Total area of designated development area;
    - iv. Total area of proposed native vegetation area;
    - v. Total number of units proposed;
    - vi. Proposed number of dwelling units by type;
    - vii. Lot sizes and dimensions;
    - viii. Total area (square footage) of impervious surfacing;
    - ix. Proposed ownership of land areas within the PUD both during and after construction;
    - x. Gross density of dwelling units;
    - xi. Requested dimensional modifications sought along with an explanation justifying the proposed development meets the PUD criteria;
    - xii. Development schedule indicating the approximate date when construction of the project or stages of the project can be expected to begin and be completed.
  4. Projected project population and analysis of anticipated impact of the development upon existing utilities and community facilities and services including but not limited to water, electricity, sewer and solid waste disposal, schools, parks, open space, trails, and police and fire protection.
  5. Report assessing adequacy of water supply to serve the proposed development.
  6. Traffic impact analysis, including projected trip generation for the entire development and by phase.
- B. Plans and Maps Required. An initial site plan (at a minimum scale of 1"=50') and any supporting graphics, narrative descriptions and maps to show existing conditions and major details of the proposed PUD project. The initial site plan and supporting graphics and maps in combination shall provide a level of detail appropriate to the scale of the project and sufficient to demonstrate how the project complies with the provisions of this chapter.
1. Proposed name of the development, north point, scale, date and address, and telephone number of the preparer of the site plan/supporting maps.
  2. Information included in the site assessment should be provided at a legible scale appropriate to the area covered by the proposal at the discretion of the administrator.
  3. Designated development areas.
  4. Native vegetation areas.
  5. Areas reserved for critical areas or open space.

6. Areas of disturbed soils to be amended.
7. The existing and proposed circulation system of arterial, collector and/or local streets, including right-of-way street widths, off-street parking areas, and major points of access to public rights-of-way (including major point of ingress and egress to the development). Notations of proposed ownership, public or private, shall be included where appropriate.
8. Location and width of existing and proposed sidewalks and trails.
9. Proposed lots and dimensions.
10. For residential structures, provide the types and number of residential units in each structure or the range of residential structures proposed together with the range of the type and number of units per structure.
11. For nonresidential buildings, the gross floor area of each building.
12. The location and square footage or approximate location and square footage or acreage of all areas of all areas to be conveyed, dedicated or reserved as common open spaces, public parks, recreational areas, school sites, and similar public and semi-public uses with notations of proposed ownership included where appropriate.
13. Landscape plan, including open space improvements plan or concept. If native vegetation areas are proposed, the landscape plan shall include a tree planting plan for these areas.
14. The proposed treatment of the perimeter of the LID project, including materials and techniques used such as screens, fences and walls.
15. The location of existing and proposed utilities including sanitary sewers, water lines and storm drainage facilities intended to serve the development.
16. Existing zoning and Comprehensive Plan boundaries for the site and adjacent property.
17. Information of contiguous properties within 300 feet of the proposed LID project including:
  - i. Existing and, if known, proposed land use and streets; and
  - ii. Existing structures excluding accessory buildings, ownership tracts and unique natural features of the landscape, if readily accessible.
18. A vicinity map showing the location of the site and its relationship to surrounding areas, including existing streets, major physiographic and cultural features such as railroads, lakes, streams, shorelines, schools, parks or other prominent features.

**XX.XX.120 Modifications to the Plan.**

Requests for modifications of preliminary or final development plans shall be made in writing and shall be submitted to the Planning Department in a manner and form determined by the Planning Director.

- A. Modifications to the preliminary or final development plan shall be considered minor if they remain consistent with the purpose and design criteria of this chapter and do not propose alterations to any of the following:
  1. Land use;
  2. Density, number of dwelling units or lots;
  3. General location or number of access points;
  4. Amount of open space (unless increased);
  5. Amount of parking (unless reduced);
  6. Total square footage of structures;
  7. Height of structures;
  8. Area of impervious surface (unless reduced); and

9. Area of native vegetation (unless increased).
- B. Major modifications are those which, as determined by the **{Insert responsible staff (e.g., Planning Director, Community Development Director, etc.)}** substantially change the basic design, density, open space, or other similar requirements. Major adjustments to the development plan shall be reviewed by the **{Insert local reviewing body (e.g., hearing examiner, planning commission, etc.)}** in accordance with **{Insert local code citation for approval process}**.